

**Township of Ocean  
Board of Adjustment**



**Regular Meeting  
October 14, 2010**

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**CAUCUS SESSION:**

TIME: 7:15 P.M.  
PLACE: Township Hall, **Second Floor Conference Room**  
Deal and Monmouth Roads

**REGULAR MEETING:**

TIME: 7:30 P.M.  
PLACE: Public Meeting Room, Municipal Building  
Deal and Monmouth Roads, Oakhurst

**CALL TO ORDER**

**ROLL CALL:** Chairman Goode, Vice Chair Schepiga;  
Board Members: Berkowitz, Delano, Grabelle, Lefferson, Malta, Messer,  
Pflaster, Van Wagner

**SALUTE TO FLAG**

**CHAIRMAN'S STATEMENT:** The notice requirements of the Open Public Meeting Law for this meeting have been satisfied, a copy of the notice having been sent to the Asbury Park Press, The Atlanticville, and The Coaster, and filed in the Office of the Township Clerk on July 9, 2010.

**EMERGENCY NOTICE:** There is an emergency exit through the courtroom doors and two exits at the rear of the room.

**NO SMOKING**

**BOARD POLICY:** No new cases will be started after 11:00 P.M. and no new testimony taken after 11:30 P.M. In addition, the applicant will be limited to forty-five minutes of testimony.

**CELL PHONES:** If you have a cell phone, we ask that you turn it off during the meeting. If you need to make a call, please leave the room.

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**MINUTES FOR APPROVAL:** September 23, 2010

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**RESOLUTION of Appreciation for Jennifer Lombardi**

**RESOLUTION MEMORIALIZATIONS**

**Thomas Tallman**

Block 25.34, Lot 24  
430 Redmond Avenue  
Oakhurst

**Bulk Variance Approval**

**Christopher and Janice Lanzafame**

Block 200, Lot 18  
1320 Franklin Avenue  
Wanamassa

**Bulk Variance Approval**

**Robert and Wilma Wright**

Block 150.09, Lot 7  
74 Cedar Village Boulevard  
Wayside

**Bulk Variance Approval**

**Edelsberg Realty, LLC / Irving and Joan Edelsberg**

Block 217, Lot 2  
3331 Sunset Avenue  
Wanamassa

**Overtun Decision of the Zoning Officer**

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**CARRIED to November 9, 2010****Christian and Christina Kaunzinger**

Block 140.12, Lot 4  
2 Park Place  
Colonial Terrace

**Sion Palacci**

Block 55, Lot 2  
140 Roseld Avenue  
Deal Park

**CONTINUED CASES**

1. **Yeshiva of Ocean**  
Block 34.03, Lots 5.01, 5.02  
1001 Deal Road  
Wayside  
Zone R-3/PRD
- This is an application for a use variance to convert an office building to use as a Yeshiva and for minor site plan approval with variances.
- Attorney for the Applicant: Jennifer Krimko, Esquire

2. **Christian and Megan Anderson**  
Block 109, Lot 17  
2306 Sunset Avenue  
Wanamassa  
Zone R-6
- This is an application for a patio and 6' fence on a corner lot with a variance for:
- |                            | <u>Required</u> | <u>Proposed</u> |
|----------------------------|-----------------|-----------------|
| Front yard setback - patio | 30'             | 14.94'          |
| Front yard setback – fence | 30'             | 5'              |

**CARRIED CASE**

3. **Congregation Sons of Israel**  
Block 34.03, Lots 2, 2.01  
Poplar Road and Poplar Place  
Wayside  
Zone R-3/PRD
- This is an application for Minor Site Plan approval with variances for an amendment to the conditional use approval.
- Attorney for the applicant: Jennifer S. Krimko, Esq.

**NEW CASES**

4. **Marc C. Moghrabi**  
**Albert C. Moghrabi**  
**Isaac C. Moghrabi**  
Block 14.01, Lot 9  
241 Roosevelt Avenue  
Oakhurst  
Zone R-4
- This is an application to construct an in-ground pool with variances for:
- |                                | <u>Required</u> | <u>Proposed</u> |
|--------------------------------|-----------------|-----------------|
| Front yard setback for pool    | 30'             | 27'             |
| Front yard setback for walkway | 30'             | 24'             |
| Front yard setback for fence   | 30'             | 20'             |
- Attorney for the applicant: David Esses, Esquire

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5. **Salvatore and Josette DiBona**

Block 69, Lot 9

622 Corlies Avenue

West Allenhurst

Zone R-5

This is an application to install a new driveway and keep a deck with a trellis with variances for:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front yard setback	30'	22'	19'
Rear yard setback	30'	34'	24'
Curb cut on street of higher classification			

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6. **Ralph DeSarno / Kathy Klemm**

Block 3.02, Lot 9

24 Branch Road

Oakhurst

Zone R-4

This is an application to keep a front entry with a variance for:

	<u>Required</u>	<u>Proposed</u>
Front yard setback	30'	27.51'